



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Minutes, DRAFT Thursday March 10, 2016 7:30pm @ Community Development Department

Attendance

Chairman Wayne Morris-present

Justin Pare-present

Dave Curto (alternate)-present (seated for Lisa Ferrisi)

Vice Chair James Finn-present

Lisa Ferrisi-excused

Jason Rodgers (alternate)-excused

Brian McFarland (alternate)-present (seated for Pam Skinner)

Meeting Minutes – Review and Approve – February 25th

Mr. Curto made a motion to accept the meeting minutes from February 25th, 2016. Chairman Morris seconded.

Vote 2-0-2.

Mr. Pare and Mr. McFarland abstained.

Discussion - Campbell Farm Sub Committee

Re appoint Campbell Farm Subcommittee, term and mission

The Sub Committee expired on December 31st, 2015. Mr. Derek Williams, 20 Forest St. addressed the Board. He is interested in joining the Sub Committee as a citizen here in town. The short term lease was discussed. Mr. Williams expressed that he thinks the Board is acting in the right direction in relation to the property and the curatorship. Mr. Williams' house is in close proximity to the property.

Chairman Morris does not think there will be an issue with adding another member.

Mr. Pare made a motion to carry over the present members to the renewed subcommittee and adding Derek Williams to the Sub Committee. Seconded by Mr. Curto. Vote 4-0. Motion passes.

Mr. Pare made a motion for the Campbell Farm's Sub New Hampshire Preservation Alliance on scoping out a more long term curatorship Seconded by Mr. McFarland. Vote 4-0. Motion passes.

Technical Review Committee (TRC) March 8th Meeting

PROPOSAL #1

Case#2016-9/Customary Home Occupation/Conditional Use Permit Home-Based Child Care (Family-Group Day Care Home)/27 Fletcher Road (25-R-840)

A Customary Home Occupation Conditional Use Permit Application for a Home Based Child Care has been submitted for 27 Fletcher Road (25-R-840) located in the Rural District zone. The Property owners, Nicole and Timothy Ignacio are proposing to open a Family-Group Day Care Home with one employee to care for 6 children.

Hours of operation are proposed to be 7am-6pm M-F. Approximately 22% of the living space will be used and no on-street parking will take place. No signage is proposed. This Application is scheduled for review at the **4/6/16 Planning Board Hearing**.

The Board has no issues with the plan at this time.

PROPOSAL #2

Case#2016-10/Preliminary Major Site Plan/WWPD Special Permit/13 & 15 Indian Rock Rd (11-A-520, 530)

A Preliminary Major Site Plan Application has been submitted for 13 & 15 Indian Rock Road (11-A-520, 530) located in the Village Center and WWPD District. The Applicant, Karl Dubay of the Dubay Group, Inc., on behalf of the property owner Village Center Properties, is proposing to construct two (2) buildings – Building A will contain 1,290 sq. ft. retail and 2,280 bank with a drive thru – and Building B will be 2-stories and contain 6,300 sq. ft. retail and 6,300 sq. ft. office. Associated parking, lighting, landscaping, drainage and site improvements are proposed. This property is subject to the provisions of Section 719 of the Zoning Ordinance Historic Building/Structure Demolition/Substantial Modification Delay Ordinance. This Application is scheduled for Preliminary Review at the **4/6/16 Planning Board Hearing**.

Mr. Dubay addressed the Board. Mr. McCarthy was also at the meeting. This would be a small scale, mixed land use project. Mr. McCarthy is the owner of this property. This proposal is a Preliminary Plan. There is a bank with a drive-thru. The other building would likely be two stories and have retail and office space. The ditch in the front of the property would be a minor wetland impact. The ditch is drainage carrying and taking the water under 111; it still has a WWPD attached to it. The buildings would have each have their own septic systems. A storm tech system would be used. The sidewalks would be 8 feet in width.

Mr. Dubay is asking for the support of the Board for this plan. Mr. McCarthy is excited about the “connectivity” opportunities with other projects in town. Roof recharge and Flow Tech are a few other details that the plan will contain. There is a log cabin in the center of the site. The property owner would like to keep that on the site for now. The town would like to see small retail uses in the front of the property.

Mr. Pare stated that the Board supported the proposal when it was less extensive. They have no issues with the plan at this time.

Chairman Morris asked about the flow of water and how that may be diverted across many of these smaller parcels. Mr. Dubay stated that DOT would also want to see the mitigation and management of the flow as well. Mr. Dubay stated that as development moved up the hillside, there will be new hydro studies done for each phase of the project. The 18 inch pipe would not be expanded. The swales would be redefined as well. These swales would pick up the flow that slowly make their way down the hillside. There is a system between the two buildings that will allow for low flow; there is also a place in the front of the property for a higher flow of water.

Chairman Morris spoke to the need to keep the water on the property for as long as possible as the flow from some of the recent storms have been very extreme. Mr. Dubay spoke to the standards that would need to be maintained, especially in regards to drainage, inside the WWPD.

Chairman Morris would be interested in how these properties “fit together” in the overall Master Plan especially in reference to drainage. The upsizing of any pipe could have an impact on what that pipe connects to. This proposal will go to ZBA and the Planning Board and this Board will most certainly see this proposal again.

The Board has no issues with this plan at this time.

There was also a brief discussion about “lot loading” and how the water flow would impact both the parcel the water sat on as well as the lots below these properties further down the hill.

The property owner has also spent some time trying to secure water sources for his property. It is unknown if a systemic approach will be used at this time.

PROPOSAL #3

Preliminary Major Site Plan/Major Watershed/49 Range Road (18-L-400)

A Preliminary Major Site Plan and Major Cobbetts Pond and Canobie Lake Watershed Application have been submitted for 49 Range Road (18-L-400), located in the Professional Business and Technology, Residence District A, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District zones. Peter Zohdi of Edward N. Herbert Associates, Inc. on behalf of the property owner, Mashop Development, has submitted a plan of a large area to the rear of the site that has been disturbed, where future overhead and underground electric lines will be installed. He proposes to spread the existing pile of loam over the disturbed area. It will subsequently be seeded. This proposal is tentatively scheduled for Preliminary Review at the **4/20/16 Planning Board Hearing** (Application submission anticipated).

Mr. Shane Gendron addressed the Board. There is a limit of work line that has been drawn on the map that will impact the property owner. There is no work scheduled to be done at this time beyond the electrical work. The Board asked if silt fencing could be put around the large pile of dirt to help with erosion.

At this point, there was a brief discussion about overall master plans here in town and what all of this development would look like after these significant expansions.

The Board has no issues with this proposal at this time.

PROPOSAL #4

Design Review Major Subdivision (Lots 7-A-2050, 7-A-2100)

A Design Review proposal for a Major Subdivision has been submitted for Lots 7-A-2050 and 7-A-2100 (Dunraven Road) located in the Rural District Zone, Wetland and Watershed Protection District (WWPD), and Flood Plain District. The applicant, Craig Francisco, L.L.S., Bedford Design Consultants, on behalf of the property owner, Carey Family Trust, is proposing to extend the existing cul-de-sac, to a total the length of 1,425'. Then the applicant is also proposing to merge the existing two lots and then subdivide the properties into a total of 4 lots, ranging in size from 2.5-3.7 acres, for single family residential development. This proposal will be scheduled for review at a Planning Board Hearing upon submission of a completed Planning Board Application.

The police and fire are asking if they would be able to connect to the old Morrison Road. Moving forward, the Board would like to see a representative here to speak to the proposal set forth in front of the Board.

The Board has no comment at this time. They would like to see a representative here to speak to the site plan.

Planning Board

Case 2016-7 Preliminary Major Site Plan Application 33 Indian Rock Road (Lot 11-C-1000)

A Preliminary Major Site Plan Application has been submitted for 33 Indian Rock Road (Lot 11-C-1000) by Karl Dubay, of The Dubay Group, on behalf of the property owner, Candela Investments, LLC., located in the Business Commercial District A. The application is to redesign the existing driveway, parking, interior traffic flow and site lighting. This application has been tentatively scheduled for the **April 6th Planning Board public hearing**.

Mr. Karl Dubay addressed the Board. Mr. Dubay hopes to clean up the parking areas and clean up the ADA parking for better access for all. There is a traffic engineer involved as well since this is a busy intersection. This is a preliminary site plan so this will indeed be seen again.

It should be noted that the parking lot of the Windham Post Office will also be reviewed connected to Windham Housing Authority.

The Board has no issues at this time.

Case#2016-4/Minor Subdivision/9 Fordway Ext (1-A-600)

Soil Calculations, per request of Conservation Commission. Scheduled for **3/16/15 Planning Board hearing**.

The calculations were then included in the packet for the Board to review.

The Board has no issues at this time.

ZBA – March 22nd Meeting

Case 6-2016 Variance request from Section 406.2, 33 Abbot Road (Lot 25-F-105)

Michelle Webster has applied for a variance to allow the construction of a second floor loft and to enclose a deck creating a three season room. This application has been scheduled for the **March 22nd Zoning Board Adjustment public hearing**.

(This was addressed before the actual construction application.)

Mr. Robert Balmquist addressed the Board. He is representing Mrs. Webster. The homeowner began construction last year. A complaint was filed. Construction then ceased and the permit process then began. The old cement block wall was 50 years old. That wall deteriorated and fell into the water. The proposal has a masonry cement block wall. The residence is also in the process of being converted from seasonal to year round. The septic has recently been updated. The other building on the property is not a residence, it is for storage.

The old cement block wall had been removed but no new construction had begun when the complaint had been filed. The work would be done upon approval. The work would begin upon approval. The pictures in the application are from January of 2015 and they are not current conditions.

Chairman Morris asked if the water could be cordoned off, especially during construction. The silt fence is under water at this time. Mr. Balmquist indicated that there would be sandbags used to cordon off the area so construction could occur.

Mr. Balmquist is seeking a letter of non-intervention to the State and a letter of recommendation to the Planning Board. DES is questioning the septic system and the driveway. The letter from the Commission will not contain an endorsement of these actions. They will only speak to the construction of the wall.

Next, the Board took a look at the plans that showed how the existing footprint would be maintained. The Board has no issues with the plan as presented at this time.

Case 7-2016 Variance request from Sections 601.3 & 601.4.6, 13 & 15 Indian Rock Road (Lot 11-A-520 & 530)

Karl Dubay representing Village Center Properties, LLC has applied for a variance to allow site development in the Wetland and Watershed Protection District. This application has been scheduled for the **March 22nd Zoning Board Adjustment public hearing**.

See above.

DES Permits & Correspondence

Mr. Dubay addressed the Board regarding Gateway Park. The Dredge and Fill permit will not be addressed at this time.

Spring Street, An After Approval Request was read asking for additional impervious surface for a driveway.

Intent to Cut Applications

Misc Items – Binder Updates

Non-Public per RSA 91-A:3 (d)

A motion to adjourn was made by Mr. Pare at 9:40pm. Seconded by Mr. McFarland. Vote 4-0.

Next Meeting: March 24, 2016

Agenda items and order may be modified at the discretion of the Commission